



# Adoption of Design of New Dwellings and Design of Residential Extensions and Alterations Supplementary Planning Documents (SPDs)

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<b>Cabinet Member (Portfolio Holder):</b>	Cllr David Walker		

## 1. Synopsis

- 1.1. To seek approval to adopt the draft Design of New Dwellings SPD (Appendix 1) and draft Design of Residential Extensions and Alterations SPD (Appendix 2) as material considerations in the planning decision making process.

## 2. Executive Summary

- 2.1. The adopted Development Plan for Shropshire identifies the vision and policy framework for the future development of Shropshire. It therefore constitutes the starting point when making decisions on planning applications, although there is also a need to consider whether there are any relevant material considerations.
- 2.2. The purpose of Supplementary Planning Documents (SPDs) is to provide guidance to support the understanding and application of policies in the adopted Development Plan. They form material considerations when reaching decisions on planning applications.
- 2.3. The Shropshire Plan includes the strategic objectives to “*develop Shropshire as a safe, strong and vibrant destination to attract people to live in, work in, learn in and visit*” and ensure “*an appropriate mix of housing in the right areas of the county*”.
- 2.4. The draft SPDs on the Design of New Dwellings (Appendix 1) and the Design of Residential Extensions and Alterations (Appendix 2) can support achievement of these objectives by providing:

- a. Those progressing planning applications for new dwellings or residential extensions or alterations with 'high-level' and 'technical' guidance on design.
  - b. Communities with further guidance and greater certainty on the design of new dwellings and residential extensions or alterations.
  - c. Planning officers determining planning applications with further guidance, to support their understanding and application of policies in the adopted Development Plan and thereby support their decision making on planning applications for new dwellings and residential extensions or alterations.
- 2.5. The draft Design of New Dwellings SPD provides both 'high-level' and 'technical' guidance for new dwellings, supporting the understanding and application of design policies in the adopted Development Plan.
- 2.6. Reflecting policy expectations in the adopted Development Plan, 'high-level' design guidance for new dwellings is structured around the following key principles:
- a. Layout - responding to the site and its surroundings.
  - b. Character and Appearance - distinctive places that complement their setting.
  - c. Integration - ensuring connectivity to and through the site.
  - d. Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate.
  - e. Function - meeting the needs of occupiers.
- 2.7. Importantly, achieving high-quality design of new dwellings does not necessarily involve achievement of every consideration within each principle, rather it is about achieving positive balance across them - whilst continuing to ensure compliance with requirements of the adopted Development Plan.
- 2.8. The 'technical' design guidance then expands on these 'high-level' design principles where it is considered additional specificity is beneficial.
- 2.9. The draft Design of Residential Extensions and Alterations SPD provides guidance on key design considerations for residential extensions and alterations and then more detailed guidance for those extensions and alterations subject to specific constraints or opportunities. In this way, it supports understanding and application of design policies in the adopted Development Plan.
- 2.10. Guidance on key design considerations for residential extensions and alterations are based on the following principles:
- a. Appropriate siting and proportionate in form and scale.
  - b. Utilising consistent or complementary materials, finishes and fenestration.
  - c. Minimising impact on neighbouring amenity and character of neighbouring properties.
- 2.11. More detailed guidance is provided in such circumstances where extensions or alterations relate to previously converted buildings, previously extended dwellings, affordable or agricultural workers dwellings, are to meet accessibility needs, and could impact on natural or historic environment assets. Opportunities to

incorporate energy efficiency, zero or low carbon renewable energy generation, and water efficiency as part of an extension or alteration are also highlighted.

- 2.12. Following Cabinet approval (on the 10 September 2025), these two draft SPDs were the subject of concurrent public consultations between 17 October 2025 and 14 January 2026.
- 2.13. In total, some 53 responses were received to the consultation on the draft Design of New Dwellings SPD. A summary of these responses and a Council response / summary of actions has been prepared (Appendix 3).
- 2.14. In total, some 20 responses were received to the consultation on the draft Design of Residential Extensions and Alterations SPD. A summary of these responses and a Council response / summary of actions has been prepared (Appendix 4).
- 2.15. Responses to these consultations have informed a series of amendments to the draft SPDs (reflected within Appendix 1 and Appendix 2 of this report). Subject to these amendments, it is considered that the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD would support the understanding and application of policies in the adopted Development Plan and form suitable material considerations in the determination of planning applications.
- 2.16. It should be noted that recent changes to the planning system mean that any new SPDs must be adopted by 30 June 2026. After this date, alternative mechanisms will need to be considered to provide planning guidance.
- 2.17. It should also be noted that upon adoption of the next Local Plan for Shropshire, any existing SPDs will be superseded – with Government specifying any key guidance within them should be incorporated into the Local Plan itself. Despite this, it is considered that the adoption of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD remains appropriate, supporting the understanding and application of policies in the adopted Development Plan until such time as the next Local Plan for Shropshire is adopted. It is anticipated that the next Shropshire Local Plan will be adopted in March 2029, as per the Cabinet decision (6 May 2026).

### 3. Recommendations

That Cabinet agrees to:

- 3.1. Approve adoption of the Design of New Dwellings SPD (Appendix 1), to provide guidance on the application of Development Plan policies and to form a material consideration in the planning application decision-making process.
- 3.2. Approve adoption of the Design of Residential Extensions and Alterations SPD (Appendix 2), to provide guidance on the application of Development Plan policies and to form a material consideration in the planning application decision-making process.

## Report

## 4. Risk Assessment and Opportunities Appraisal

- 4.1. The recommendations to adopt the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD to provide guidance on the application of Development Plan policies and to form a material consideration in the planning application decision-making process align with the approach taken for other such documents (and the parameters that were identified within the Statement of Community Involvement in place during the preparation of these SPDs). As such, it is considered there is a reduced risk of challenge that the Council has not followed due process in the production of these SPDs.
- 4.2. The intention of the draft Design of New Dwellings SPD is to provide design guidance for new dwellings, supporting the understanding and application of relevant policies in the adopted Development Plan. It is considered that not bringing forward this document could adversely affect the design of new dwellings across Shropshire, with the resultant risks and impacts.
- 4.3. The intention of the draft Design of Residential Extensions and Alterations SPD is to provide design guidance for residential extensions and alterations, supporting the understanding and application of relevant policies in the adopted Development Plan. It is considered that not bringing forward this document could adversely affect the design of residential extensions and alterations across Shropshire, with the resultant risks and impacts.
- 4.4. The preparation of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD has been informed by public consultation. Responses to these consultations have informed a series of amendments to the draft SPDs, thereby enhancing the value of the resultant SPDs and also allowing for consideration and resolution of risks associated with the content of the SPDs as identified by respondents.
- 4.5. Following the conclusion of public consultation on these draft SPDs, two further Equality, Social Inclusion and Health Impact Assessments (ESHIA) have been undertaken – informed by the views of the respondents (Appendix 5 and Appendix 6). These ESHIAs record that the consultation has been undertaken and that views were sought across all groupings in the community, and that amendments to the draft SPDs have been considered in the light of these responses, supporting their finalisation and reducing the risk of challenge if they are adopted.
- 4.6. Following the consultation on the draft Design of New Dwellings SPD, the equality impacts continue to be anticipated to be within a range of neutral to low positive to potentially medium positive across all the nine Protected Characteristic groupings defined by the Equality Act 2010.
- 4.7. There is potential for this to rise to medium positive equality impact for people in the groupings of Age and Disability, where there will be intersectionality, and Pregnancy and Maternity. Additionally, there is potential for a range of neutral to medium positive equality impacts for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, ie Other – Social Inclusion, Other – Carers, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care. Across all these groupings, the

- impacts would be in terms of health and well-being opportunities arising from the achievement of the high-quality design of new residential development. This includes housing that reflects need, is accessible and adaptable, includes specialist housing for older people and those with disabilities and special needs, includes affordable housing, promotes active travel, and includes well-designed and accessible open space.
- 4.8. The draft Design of New Dwellings SPD is also anticipated to have low to medium positive health impacts, by enhancing the design of new dwellings. Enhancing layout and integration (connectivity to and through the site) of dwellings can support active travel and associated health and well-being benefits; enhanced provision of open space and green infrastructure would promote access and healthy and active lifestyles; and more inclusive and sustainable designs can meet the needs of communities and individuals with associated health and well-being impacts.
- 4.9. In particular, positive equality impacts may be achieved for groups including older people, people with physical, visual, auditory or learning disabilities, families with young children, and individuals with neurodiverse conditions, where refinements and enhancements to site layout support safer, more comfortable, and more navigable journeys around neighbourhoods.
- 4.10. Following the consultation on the draft Design of Residential Extensions and Alterations SPD the equality impacts continue to be anticipated to be within a range of neutral to low positive to potentially medium positive across the nine Protected Characteristic groupings defined by the Equality Act 2010.
- 4.11. There is potential for positive equality impact for the groupings of Age, Disability, and Pregnancy and Maternity, with guidance that will support changing needs within families, as well as where people develop a disability, potentially associated with their age, or have a diagnosis for a condition that affects their day to day living arrangements. Additionally, there is potential for neutral to low positive equality impacts for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, i.e. Other – Social Inclusion, Other – Carers, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care, in terms of health and well-being opportunities arising from further guidance on design if they wish to extend or alter residential properties to meet their changing needs and for people in these groupings to feel safer on their journeys for education, healthcare, work or leisure as a result of potential benefits of natural surveillance to public realm.
- 4.12. This is likely to potentially rise to medium positive impact for veterans and service members and their families, should life-changing injuries or illnesses affect their physical and mental health and well-being and necessitate adjustments to residential properties.
- 4.13. It will particularly be the case that those who are carers, who may be across and within a number of groupings, will see low to medium positive impacts as a result of the guidance in the draft SPD.
- 4.14. It is also anticipated the draft Design of Residential Extensions and Alterations SPD will have positive health impacts, by guiding extensions to provide better

natural surveillance of public realm supporting perception of safety and active travel with the associated health and well-being benefits; and enhancing consideration of private amenity space when designing extensions – such space has known health and well-being benefits.

- 4.15. From a health and well-being perspective, it is anticipated that the draft SPD will support applicants in preparing planning applications for residential extensions and alterations which achieve a high-quality design. Such design will provide natural surveillance of public realm, thereby ensuring they are perceived as safe by pedestrians and cyclists. Such modes of active travel have clear health and well-being benefits. It will also support appropriate consideration of private amenity space as part of any extension or alteration scheme, thereby supporting the maintenance and enhancement of private amenity space. Access to appropriate private amenity space has known health and well-being benefits.
- 4.16. Furthermore, there are additional positive impacts in terms of the recognised positive health and well-being associated with the ability to appropriately extend or alter a residential property to meet the needs of the occupier(s). Including alterations allowing an increase in availability of space for additional residents within properties, or accessibility amendments allowing individuals to remain in their homes and outside of the care system for longer, leading to greater independence, and reduction in social isolation from moving away from friends, family and support systems.

4.17. Risk table:

<i>Risk</i>	<i>Mitigation</i>	<i>Link to Strategic Risk</i>
Procedural risk: failing to comply with national expectations for the preparation of SPD's and the parameters that were identified within the Statement of Community Involvement in place during the preparation of these SPDs	Preparation and engagement on the draft SPDs undertaken using a process consistent with national expectations (including the Town and Country Planning (Local Planning) (England) Regulations 2012) and the parameters identified in the Statement of Community Involvement in place during preparation of these SPDs.	No direct linkage to the strategic risks identified by Shropshire Council
Reputational risk: guidance proposed is perceived not to be appropriate	Preparation of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD has been informed by public consultation, with responses informing a series of amendments, thereby allowing for consideration and resolution of risks associated with the content of the SPDs as identified by respondents.	No direct linkage to the strategic risks identified by Shropshire Council

<i>Risk</i>	<i>Mitigation</i>	<i>Link to Strategic Risk</i>
Reputational: Content within SPDs becomes obsolete or is perceived to no longer be relevant	<p>Upon adoption of the next Local Plan for Shropshire, existing SPDs will be superseded. The Council recently issued an intention to commence preparation of the next Local Plan and the timetable for this process.</p> <p>As such, it is considered the risk that the SPD becomes obsolete or is perceived to no longer be relevant is minimal. This minimal risk will be managed by periodic reviews, as resources allow, to ensure the guidance remains in accordance with the with the National Planning Policy Framework (NPPF).</p>	No direct linkage to the strategic risks identified by Shropshire Council
Operational: Developers and applicants do not reference or comply with the SPDs	<p>The SPDs will be made available on the Planning Pages of shropshire.gov.uk to raise awareness of them and the importance of good design.</p> <p>The SPDs include reference to Pre-Application Advice service (and in the case of the draft Design of New Dwellings SPD Planning Performance Agreement (PPA) services) offered by the Council as the Local Planning Authority (LPA). These services can draw on the guidance in these SPDs to inform discussions and also provide opportunities to highlight the value of these SPDs in informing the design of development.</p> <p>If adopted by the Council, the SPDs will form material considerations and considered as such by Planning Officers in the Development Management service when determining planning applications.</p>	No direct linkage to the strategic risks identified by Shropshire Council

## 5. Financial Implications

- 5.1. Shropshire Council continues to manage unprecedented financial demands and a financial emergency was declared by Cabinet on 10 September 2025. The overall financial position of the Council is set out in the monitoring position presented to Cabinet on a monthly basis. Significant management action has been instigated at all levels of the Council reducing spend to ensure the Council's financial survival. While all reports to Members provide the financial implications of decisions being taken, this may change as officers and/or Portfolio Holders review the overall financial situation and make decisions aligned to financial survivability. All non-essential spend will be stopped and all essential spend challenged. These actions may involve (this is not exhaustive):
- scaling down initiatives,
  - changing the scope of activities,
  - delaying implementation of agreed plans, or
  - extending delivery timescales.

- 5.2. Preparation of and engagement on the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD has been undertaken using existing resources and budgets within the Planning Policy Team.
- 5.3. The adoption of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD is not anticipated to have any direct cost implications.
- 5.4. If adopted, the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD will assist the Council in continuing to make the most effective use of its resources and support decision making on planning applications.

## 6. Climate Change Appraisal

- 6.1. The draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD seek to provide guidance to support the understanding and application of policies within the adopted Development Plan.
- 6.2. With regard to the draft Design of New Dwellings SPD, guidance promotes the:
  - a. Maximisation of fabric energy efficiency of new dwellings.
  - b. Management of travel behaviours associated with new dwellings to minimise need for travel and encourage use of active/public transport.
  - c. Reduction of waste and re-use/re-cycling during construction and operation of new dwellings.
  - d. Principle of identifying opportunities to integrate and support community initiatives for on-site low carbon and renewable energy generation within developments for new dwellings.
  - e. Incorporation of measures to respond to our changing climate, including sustainable drainage, green infrastructure, water efficiency and flood risk management within the development of new dwellings.
  - f. Consideration of opportunities to minimise embodied carbon, support nature based carbon sequestration and offset carbon emissions within the development of new dwellings.
- 6.3. With regard to the draft Design of Residential Extensions and Alterations SPD, it includes guidance on the opportunities to incorporate energy efficiency zero or low carbon renewable energy generation and water efficiency as part of an extension or alteration.
- 6.4. As such, adoption of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD is expected to have a positive outcome on the climate change impacts listed below:
  - a. Energy and fuel consumption (buildings and/or travel).
  - b. Renewable energy generation.
  - c. Carbon offsetting or mitigation.
  - d. Climate change adaptation.

## 7. Background

- 7.1. Planning applications should be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan for Shropshire consists of:
- a. The Core Strategy (2011) which sets out the vision, strategic objectives, broad spatial strategy, and strategic policies.
  - b. The Site Allocations and Management of Development (SAMDev) Plan (2015) which provides detailed 'development management' and 'settlement' policies to guide future development and identifies site allocations.
  - c. 'Made' (adopted) Neighbourhood Development Plans, of which there are currently nine made and several more in preparation.
- 7.2. Design is the appearance, function, sustainability and connectivity of a building or area. High-quality design maintains and enhances the character, appearance and historic interest of settlements, streetscenes, groups of buildings, individual buildings, our network of green spaces and the landscape. It creates better places in which to live and work, improves sustainability, supports active and healthy lifestyles, and ensures individual and community well-being.
- 7.3. The adopted Development Plan includes a range of policies that address the achievement of high-quality design. Particularly relevant to the design of new dwellings and extensions / alterations to existing dwellings are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan.
- 7.4. Policy CS6 of the Core Strategy establishes sustainable design and development principles, including requiring:
- High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change.
  - Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers.
  - Conservation and enhancement of the natural, built and historic environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments.
  - Safeguarding of community health and wellbeing.
  - Appropriate landscaping and safeguarding of natural resources.
- 7.5. Policy MD2 of the SAMDev Plan addresses sustainable design, including requiring development to:
- Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural

design, details and materials); and conserve and enhance historic and environmental assets.

- Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
- Incorporate sustainable drainage.
- Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.

7.6. The purpose of SPDs is to provide more detailed guidance to support the understanding and application of policies in the adopted Development Plan. They do not form part of the adopted Development Plan, and they cannot introduce new planning policies into the adopted Development Plan. They should not add unnecessarily to the financial burdens on development. They form material considerations when reaching decisions on planning applications.

7.7. The requirements for producing SPDs are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and these are being followed in producing these SPDs.

7.8. To support the understanding and application of design policies in the adopted Development Plan, two new draft SPDs have been prepared.

7.9. The draft Design of New Dwellings SPD (Appendix 1) provides both 'high-level' and 'technical' guidance on the policy expectations in the adopted Development Plan for the design of new dwellings.

7.10. This guidance is applicable to all proposals for one or more new dwellings. However, it recognises that the scale and context of a site will influence the relevance and approach to some components.

7.11. The 'high-level' design guidance for new dwellings is structured around a series of design principles, these being:

- a. Layout - responding to the site and its surroundings.
- b. Character and Appearance - distinctive places that complement their setting.
- c. Integration - ensuring connectivity to and through the site.
- d. Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate.
- e. Function - meeting the needs of occupiers.

7.12. To provide further specificity, for each design principle and associated guidance is supported by a series of 'themes'. These are:

- a. Layout:
  - Make effective use of the site.
  - Clear relationship with and responsive to the surrounding built and natural environment.

- Ease of navigation with well-defined streets and spaces.
- b. Character and Appearance:
- Create a memorable place.
  - Enhance the character and appearance of the site and its setting.
  - Design of place, including materials and finishes.
- c. Integration:
- Safe and convenient movement to and through the site.
  - Green infrastructure and wildlife corridors to and through the site.
  - Access to services, facilities, and sports / play provision on and off site.
- d. Inclusivity and Sustainability:
- Promoting healthy and active lifestyles.
  - Supporting inclusive and multi-generational communities.
  - Sustainable development and the transition to net zero through energy and water efficiency.
  - Biodiversity and heritage.
- e. Function - meeting the needs of occupiers.
- Homes responsive to community needs – now and in the future.
  - Ensuring the amenity of those living on and near the site.
  - Safe and Secure.

7.13. 'Technical' design guidance then expands on these 'high-level' principles - where it is considered additional specificity is beneficial. This includes such issues as separation standards between dwellings; internal and private amenity space; spaces for play and sport; parking; accessible and specialist housing; energy efficiency, renewable energy generation, and water efficiency; natural and historic environment assets; and pollution.

7.14. For transparency the draft Design of New Dwellings SPD contains two appendices which summarise the main Development Plan policies to which the guidance within it relates.

7.15. The preparation of the Design of New Dwellings SPD has been informed by public consultation (between 17 October 2025 and 14 January 2026) following Cabinet approval (on the 10 September 2025). In total 53 responses were received to the consultation on the draft Design of New Dwellings SPD. A summary of these responses and a Council response / summary of actions has been prepared (Appendix 3).

7.16. These responses have informed a series of amendments to the draft SPD – reflected within the final draft versions of the document which forms Appendix 1.

7.17. The main amendments to the guidance within the draft Design of New Dwellings SPD resulting from consideration of responses to the public consultation are:

1. General changes to make guidance clearer and support an appropriate balance between certainty and flexibility – noting the diverse characteristics of our communities and development that occurs within them.

2. Introduction amended to make the status of the document and its relationship to the Development Plan clearer.
3. Specific reference to Neighbourhood Plans and their role in providing design guidance included.
4. Within the 'layout' design principle:
  - a. Relationship and responsiveness to surroundings guidance extended to include specific reference to supporting those with disabilities.
  - b. Navigation guidance on private drives clarified.
5. Within the 'character and appearance' design principle:
  - a. Guidance on appropriate heights, proportions, massing, density, formality and plot sizes clarified – form should complement surrounding character whilst making efficient use of the site.
6. Within the 'integration' principle:
  - a. Reference to the 10 healthy streets principles included in context to safe and convenient movement guidance.
  - b. Safe and convenient movement guidance updated to:
    - i. Recognise guidance on active travel route provision is applicable where site context allows.
    - ii. Clarify all public realm and carriageway crossing points should be fully inclusive of all peoples need.
    - iii. Clarify steep gradients on footways should be avoided to support inclusivity.
    - iv. Provide context on the scale of development at which integration of public transport links should be considered.
  - b. Reference to the 15 Green Infrastructure principles included in context for green infrastructure and wildlife corridors guidance.
  - c. Green infrastructure and wildlife corridors guidance updated to include a cross-reference to the Council's sustainable drainage handbook.
7. Within the 'inclusivity and sustainability' principle:
  - a. Cross-reference to the Council's Local Cycling and Walking Infrastructure Plan included in the healthy and active lifestyles guidance.
  - b. Inclusive and multi-generational communities' guidance amended to reduce the proportion of properties of properties that should achieve M4(2) accessible and adaptable dwelling standard from '100%' to '40% on sites of 5 or more dwellings'. *This reflects the changed national position, with Government previously indicating an intention to mandate achievement of M4(2) but subsequently determining the specific proportion should be a minimum of 40% but specific rates to be established locally through Local Plans. The next Shropshire Local Plan provides the ideal mechanism for further consideration of this matter.*

- c. Guidance on affordable housing in the inclusive and multi-generational communities section amended to clarify approach to distribution within development.
  - d. Biodiversity and heritage guidance expanded to address provision of features that support priority or threatened species such as birds, bats and hedgehogs.
8. Within the 'function' principle:
- a. Responsive to community needs guidance extended to include specific reference to provision of high-speed internet connectivity.
  - b. Safe and secure guidance approach to street furniture clarified and specific reference to the 'hostile vehicle mitigation' guidance integrated.
9. Within the 'technical guidance' section:
- a. Changes made to reflect those to the preceding design principles.
  - b. National described space standards clarified as an aspiration for the Council rather than a requirement.
  - c. Guidance on quantum of private amenity space nuanced to distinguish based on dwelling size.
  - d. Guidance on boundary treatments updated to reflect the need to consider railways, canals or rivers where they adjoin a site.
  - e. Guidance on trees and hedges updated to include reference to the Council's guidance on Trees and Development.
  - f. Guidance on vehicular, cyclist and pedestrian routes updated to include reference to the Manual for Streets and Cycle Infrastructure Design guide.
  - g. Guidance on vehicle parking updated to:
    - i. Amend recommended amount of parking to provide greater flexibility, recognise the diversity of dwelling types and our communities, and allow for the principle of zero car parking schemes in our most accessible locations.
    - ii. Clarify that dimensions for garages are recommended where they form part of the car and cycle parking provision of a dwelling.
  - h. Further context on need for accessible and adaptable housing provided.
  - i. Guidance on specialist housing updated to reference the Council's Supported Specialist Housing and Accommodation Needs Assessment.
  - j. Guidance on bin storage updated to reference the Council's Refuse and Recycling Advice for Developers.
  - k. Guidance on street furniture expended to address sub-stations.
  - l. Guidance on energy updated to include reference to ventilation and recognise that the orientation of a dwelling is influenced by site parameters in addition to maximising temperature management.

- m. Guidance on water conservation amended to align with the Council's Sustainable Design Checklist and also note that developments should consider opportunities for grey water recycling and rainwater harvesting.
- n. Guidance on flood risk management expanded to clarify the purpose of the sequential test and advise on wider opportunities to manage flood risk.
- o. Heritage asset guidance updated to clarify their relationship to development and provide links to guidance provided by Shropshire Council and Historic England.
- p. Guidance on noise from air source heat pumps updated to reflect latest national guidance.
- q. Guidance on lighting expanded to reference the Council's approach to 'part night lighting' and the role of a lighting assessment.

7.18. The draft Design of Residential Extensions and Alterations SPD (Appendix 2) provides guidance on key design considerations for residential extensions and alterations and then more detailed guidance for those extensions and alterations subject to specific constraints or opportunities. In this way it supports understanding and application of design policies in the adopted Development Plan.

7.19. Guidance on key design considerations for residential extensions and alterations are based on the following principles:

- a. Appropriate siting and proportionate in form and scale.
- b. Utilising consistent or complementary materials, finishes and fenestration.
- c. Minimising impact on neighbouring amenity and character of neighbouring properties.

7.20. More detailed guidance is provided in such circumstances where the building has been previously converted to a dwelling, where the dwelling has been previously extended, where the extensions are to affordable properties, where the extensions are to meet specific needs of occupiers, or have the potential to impact on built or natural environment assets. Opportunities to incorporate energy efficiency, zero or low carbon renewable energy generation, and water efficiency as part of an extension or alteration are also highlighted.

7.21. The preparation of the Design of Residential Extensions and Alterations SPD has been informed by public consultation (between 17 October 2025 and 14 January 2026) following Cabinet approval (on the 10 September 2025). In total 20 responses were received to the consultation on the draft Design of Residential Extensions and Alterations SPD. A summary of these responses and a Council response / summary of actions has been prepared (Appendix 4).

7.22. These responses have informed a series of amendments to the draft SPD – reflected within the final draft versions of the document which forms Appendix 2.

7.23. The main amendments to the guidance within the draft Residential Extensions and Alterations SPD resulting from consideration of responses to the public consultation are:

1. General changes to make guidance clearer and support an appropriate balance between certainty and flexibility – noting the diverse characteristics of our communities and residential extensions that occur within them.
2. Introduction amended to make the status of the document and its relationship to the Development Plan clearer.
3. Specific reference to Neighbourhood Plans and their role in providing design guidance included.
4. Guidance on ‘appropriately siting and proportionate form/scale’ updated to:
  - a. Clarify flat roof porches may be appropriate in certain circumstances, based on local context.
  - b. Explain guidance on roof extensions does not limit solar panel provision but encourages their layout to be responsive to the location of windows in the property.
  - c. Further address suitability of dormer windows in annexes.
5. Guidance on ‘materials, finished and fenestration’ updated to:
  - a. Recognise roof forms should complement rather than simply match the existing property.
  - b. Explain extensions provide the opportunity to provide features that support priority or threatened species such as birds, bats and hedgehogs.
  - c. Reflect the need to consider railways, canals or rivers where they adjoin a site.
6. Guidance on ‘minimising impact on neighbours’ updated to:
  - a. Explain Shropshire Council encourages discussions with neighbours to promote awareness and allow for consideration of their views.
7. Guidance on ‘responding to our changing climate’ updated to:
  - a. Clarify features to respond to our changing climate still require consideration of wider design considerations.
  - b. Include specific guidance on drainage.
8. ‘Other important considerations’ guidance updated to:
  - a. Address flood risk.
9. ‘Built and natural environment’ guidance updated to:
  - a. Provide links to guidance on design and heritage assets provided by Shropshire Council and Historic England.
  - b. Reference the role of a lighting assessment, where light has the potential to impact on natural environment assets.

7.24. Subject to the proposed amendments, it is considered that the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD would support the understanding and application of policies in the adopted Development Plan and form suitable material considerations in the determination of planning applications.

7.25. Specifically, these draft SPDs would provide:

- a. Those progressing planning applications for new dwellings or residential extensions or alterations with 'high-level' and 'technical' guidance on design.
- b. Communities with further guidance and greater certainty on the design of new dwellings and residential extensions or alterations.
- c. Planning officers determining planning applications with further guidance to support their understanding and application of policies in the adopted Development Plan and thereby support their decision making on planning applications for new dwellings and residential extensions or alterations.

## 8. Additional Information

8.1. It should be noted that recent changes to the planning system mean that any new SPDs must be adopted by 30 June 2026, after this date alternative mechanisms will need to be considered to provide planning guidance.

8.2. It should also be noted that upon adoption of the next Local Plan for Shropshire, any existing SPDs will be superseded – with Government specifying any key guidance within them should be incorporated into the Local Plan itself. Despite this, it is considered that the adoption of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD remains appropriate, supporting the understanding and application of policies in the adopted Development Plan until such time as the next Local Plan for Shropshire is adopted. It is anticipated that the next Shropshire Local Plan will be adopted in March 2029, as per the Cabinet decision (6 May 2026).

## 9. Conclusions

9.1. To support the understanding and application of design policies in the adopted Development Plan, two new draft SPDs have been prepared. The draft Design of New Dwellings SPD provides guidance on the design of new dwellings. The draft Design of Residential Extensions and Alterations SPD provides guidance on the design of extensions and alterations to existing dwellings.

9.2. Following Cabinet approval (on the 10 September 2025), these two draft SPDs were the subject of concurrent public consultations between 17 October 2025 and 14 January 2026. In total, some 53 responses were received to the consultation on the draft Design of New Dwellings SPD (summarised in Appendix 3) and some 20 responses were received to the consultation on the draft Design of Residential Extensions and Alterations SPD (summarised in Appendix 4).

9.3. Responses to these consultations have informed a series of amendments to the draft SPDs (reflected within Appendix 1 and Appendix 2 of this report). Subject to

these amendments, it is considered that the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD would support the understanding and application of policies in the adopted Development Plan and form suitable material considerations in the determination of planning applications.

**Local Member:** All

### **Appendices**

Appendix 1: Draft Design of New Dwellings Supplementary Planning Document.

Appendix 2: Draft Design of Residential Extensions and Alterations Supplementary Planning Document.

Appendix 3: Summary of Responses to the Consultation on the Draft Design of New Dwellings Supplementary Planning Document.

Appendix 4: Summary of Responses to the Consultation on the Draft Design of Residential Extensions and Alterations Supplementary Planning Document.

Appendix 5: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Draft Design of New Dwellings Supplementary Planning Document.

Appendix 6: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Draft Design of Residential Extensions and Alterations Supplementary Planning Document.